

**HAMPTON PLANNING BOARD – MINUTES
AUGUST 16, 2006 – 7:00 p.m.**

PRESENT: Tracy Emerick, Chair
Robert Viviano, Vice-Chair
Fran McMahon, Clerk
Keith Lessard
Tom Higgins
Bill Bilodeau, Alternate
James Steffen, Town Planner

ABSENT: Tom Gillick
Jim Workman

Chairman Emerick began the meeting at 7:00 PM by introducing the Board members. He then led the Pledge of Allegiance to the flag.

I. WITHDRAWALS AND POSTPONEMENTS

6-63) Jack Murray
Site Plan Review for 5-Unit Condominium at
56 Drakeside Road
Map 188 Lot 7
Owner of Record: Pobama Trust
JURISDICTION ACCEPTED: July 5, 2006

This applicant requested postponement to the September 20, 2006 meeting of the Planning Board.

MOVED by Mr. Bilodeau to continue the Site Plan Review for 56 Drakeside Road, Map 188, Lot 7, to the September 20th meeting of the Planning Board.

SECOND by Mr. McMahon

VOTE: 6-0-0

MOTION PASSED

II. ATTENDING TO BE HEARD

6-73) Jennifer Truesdale & Jean Boudreau
Change of use from Lobster Pound to Lobster Pound, Ice Cream Shop
and Vegetable Stand at
65 Lafayette Road
Map 236 Lot 1
Owner of Record: Lafayette road Realty Trust

Jennifer Truesdale and Kelly O'Donnell presented this application. Jean Boudreau was also present.

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Mr. Lessard asked about the entrances to the three businesses. He also asked about the hours of operation of the three businesses. There will be two entrances – one to the ice cream stand and the other to the lobster pound. The vegetable stand will be accessed through the ice cream shop.

Mr. Higgins asked how the rest of the building is to be used. It will be used for these three businesses.

In response to a question from the board, the applicant indicated there will be a dumpster on-site.

In response to questions from the board, the applicant indicated there will be cosmetic changes to the building, including painting.

MOVED by Higgins to grant the use change at 65 Lafayette Road, Map 236 Lot 1

SECOND by Bilodeau

VOTE: 6-0-0

MOTION PASSED

II. CONSIDERATION OF MINUTES of August 2, 2006

MOVED by Mr. Lessard to accept the minutes as recorded.

SECOND by Mr. McMahon

VOTE: 5-0-1

MOTION PASSED

III. CORRESPONDENCE

- 1) Letter received from the New Hampshire Department of Transportation noticing a Public Information/Officials meeting regarding the rehabilitation of the Route 1A Bridge over the Hampton River (Neil R Underwood Memorial Bridge). This meeting will take place on Thursday, September 14, 2006 in the Hampton Selectmen's Meeting Room at 7:00 PM. There was discussion of the nature of the rehabilitation project to be discussed.
- 2) Copy of letter from the Fire Chief to the Building Inspector received. The Chief is requiring that all building construction plans bear the seal of a Licensed Fire Protection Engineer, indicating that a total life safety and fire protection system design has been incorporated into a proposed building. Mr. Steffen stated this may require amending regulations.
- 3) Letter from Craig Salomon regarding WCV Inc (K Street), questioning the Zoppo Construction invoice received for the storm drain manhole installed at Kinsale Court. He would like the back-up documents substantiating the charge made. He indicated the charge appears to be excessive.
- 4) Letter requesting an extension of Site Plan Conditional Approval for

Maplecroft Development
180 Drakeside Road, Map 172 Lot 12
Owner of Record: Pamela Kopka

MOVED by Mr. Higgins to grant the request for extension for one year to September 21, 2007. All previous conditions of approval remain in effect.

SECOND by Mr. Viviano

VOTE: 6-0-0

MOTION PASSED

IV. OTHER BUSINESS

- Town Planner's suggestions for revisions to the Site Plan & Subdivision Regulations. Add text regarding the following:
 - A) Minor Field Modifications and Site Plan Amendments
 - B) Requirements for plats to be recorded
 - C) Definition of "Active and Substantial"

Mr. Steffen described the changes recommended. He then read the additions proposed to the Site Plan Regulations.

Mr. McMahon requested that the word "minor" be added to "changes in locations of buildings". Mr. Lessard asked how "minor" would be defined. The consensus was that this would be left to the Planner's discretion. There was also discussion of how the "active and substantial" definition would be used.

The Board agreed to move these changes, as amended, to posting and public hearing along with previously accepted changes.

- Mr. Higgins asked the status of three pending issues. Mr. Steffen provided this information.

MOVED by Mr. Bilodeau to adjourn

SECOND by Mr. Viviano

VOTE: 6-0-0

MOTION PASSED

Meeting adjourned at 7:24 PM.

Respectfully Submitted,
Barbara Renaud
Planning Board Secretary